

AN ORDINANCE 100947

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY
OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED
DEVELOPMENT CODE, SECTION 35-304, OF THE CITY
CODE OF SAN ANTONIO, TEXAS BY CHANGING THE
ZONING CLASSIFICATION OF CERTAIN PROPERTY.**

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WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended so that it shall include the following described change of zoning classification of Lot 9, 10 and 11, Block 1, NCB 8963, from "MF-33" Multi-Family District to "C-1 C" Commercial District with Conditional Use for Auto and Light Truck Repair.

SECTION 2. The City Council finds as follows:

- A. The conditional use will not be contrary to the public interest.
- B. The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The conditional use will be in harmony with the spirit and purpose as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D. The conditional use will not substantially weaken the general purposes or the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E. The conditional use will not adversely affect the public health, safety and welfare.

SECTION 3. The City Council finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. Short term parking/storage for maximum of 10 days in the rear of the building.

- B. No outside storage of materials shall be permitted.
- C. Dumpsters and/or building mechanical systems must be screened from view from the street.
- D. A six-foot solid fence or wall (no chain link, barbed wire or razor wire) shall be maintained along the south and east property lines adjoining the residential lots.
- E. Lighting shall incorporate 90degree cut-off features to reduce glare and limit up lighting, and will be placed to direct the light away from adjoining properties and traffic.

SECTION 4. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

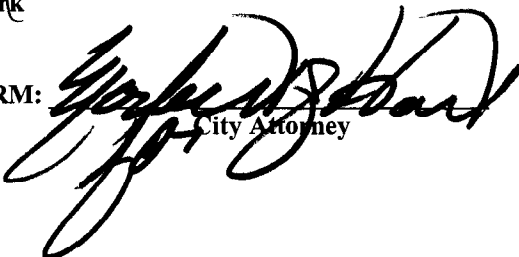
SECTION 5. The Director of Planning shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance shall become effective immediately upon passage if passed by eight or more votes otherwise this ordinance shall become effective June 5, 2005.

PASSED AND APPROVED this 26th day of May 2005.

ATTEST: 
City Clerk


M A Y O R
EDWARD D. GARZA

APPROVED AS TO FORM: 
City Attorney

Agenda Voting Results

Name: 4.2A. mOTION TO CONTINUE

Date: 05/26/05

Time: 02:54:39 PM

Vote Type: Multiple selection

Description: ZONING CASE NUMBER Z2005072: The request of Fellowship Bible Church of San Antonio, Applicant, for Fellowship Bible Church of San Antonio, Owner(s), for a change in zoning from "RE" Residential Estate District to "C-2" Commercial District (1.079 acres) and "C-2NA" Commercial, Nonalcoholic Sales District (4.273 acres) on Lot 4, NCB 14657 (8603 Huebner Road). Staff's recommendation was for denial. Zoning Commission has recommended approval. (Council District 7)

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
JOEL WILLIAMS	DISTRICT 2	Not present			
RON H. SEGOVIA	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
ENRIQUE M. BARRERA	DISTRICT 6		x		
JULIAN CASTRO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
CARROLL SCHUBERT	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR ED GARZA	MAYOR	Not present			